

94-482-A

MICROFILM



| GENERAL NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PLAN NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FOUNDATION NOTES - FIELD:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | INSULATION NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE INTERNATIONAL BUILDING SYSTEMS, INC. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE INTERNATIONAL BUILDING SYSTEMS, INC. IS PROHIBITED.</p> <p>THE THIRD PARTY QUALITY ASSURANCE AGENCY SHALL BE T, R, A.</p> <p>ALL NOTES PERTAINING TO "IN FIELD" ARE DEALER AND/OR BUILDER - ERECTOR OBLIGATIONS.</p> <p>THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSION LINES AND NOTES SUPERCEDE ALL SCALED REFERENCES.</p> <p>HUD STRUCTURAL ENGINEERING C/LLETTIN NUMBER 399.</p> <p>INSIGNIA OF APPROVAL MAY BE FOUND IN KITCHEN SINK OR BATH SINK CABINET.</p> | <p>ALL NON - TREATED WOOD SHALL BE A MINIMUM OF 8" ABOVE FINISH GRADE.</p> <p>ALL PARTITIONS SHALL BE 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED.</p> <p>ALL EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 S.F. WITH A MIN. NET OPENING HEIGHT OF 24" AND WIDTH OF 20" AND A MAX. SILL HEIGHT OF 44".</p> <p>SLIDING GLASS DOORS SHALL BE TEMPERED GLASS.</p> <p>MODULES WITH ATTACHED GARAGES SHALL BE COMPLETELY SEPARATED BY MEANS OF 5/8" GYPSUM BOARD APPLIED TO GARAGE SIDE AND EXTENDING TO BOTTOM OF ROOF SHEATHING NAILER. - (U317).</p> <p>MODULES WITH INTEGRAL GARAGES SHALL BE SEPARATED BY TWO - LAYERS OF 5/8" FIRE CODE GYPSUM APPLIED TO GARAGE SIDE OF COMMON WALLS AND 2 - LAYERS APPLIED TO GARAGE CEILING. (TCS406).</p> <p>FIREPLACE CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE RIDGE OF ROOF.</p> <p>ENTRY CLOSET AND BEDROOM CLOSET SHALL HAVE PRE-FINISHED OPEN METAL SHELF. LINEN CLOSET AND PANTRY SHALL RECEIVE 5 SHELVES.</p> <p>ALL MATERIALS FOR STAIR AREAS ARE PROVIDED AND INSTALLED IN FIELD, EXCEPT 2-STORY (1st TO 2nd FLOOR) WHICH IS PLANT INSTALLED, SEE FASTENING SCHEDULE FOR CONNECTIONS.</p> <p>22" x 30" ATTIC ACCESS SHALL BE PROVIDED PER PLAN.</p> <p>RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR 3 RISERS OR MORE IN HEIGHT.</p> <p>FLOOR - WALL FINISHES PER SPECIFICATIONS.</p> <p>BUILDER IS RESPONSIBLE FOR INSTALLATION OF PLUMBING SYSTEM REQUIREMENTS BELOW FIRST FLOOR DECK. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND APPLICABLE STANDARDS.</p> <p>MINIMUM CLEAR GLASS AREA SHALL BE AT LEAST 8% IN EACH REQUIRED SPACE. MINIMUM CLEAR VENTILATION AREA SHALL BE AT LEAST 4% IN EACH REQUIRED SPACE.</p> | <p>DEALER AND/OR BUILDER IS RESPONSIBLE FOR COMPLETE FOUNDATION INCLUDING ANCHOR BOLTS, WATER-PROOF DRAIN SYSTEM, VAPOR BARRIER, CONCRETE SLAB, COLUMNS, AND SILL PLATES.</p> <p>CONCRETE SLAB AND FOOTING SHALL BE 2500 P.S.I. MIN (5 BAG).</p> <p>MINIMUM SOIL BEARING PRESSURE IS 3000 P.S.F.</p> <p>STEPS OR DEPTH OF FOOTING/FOUNDATION MAY VARY ACCORDING TO SITE CONDITIONS. MAINTAIN MINIMUM FROST COVER AS REQUIRED.</p> <p>BASEMENT FLOOR SLAB SHALL BE MIN. 4" CONCRETE ON 6 M. VAPOR BARRIER OVER 4" GRAVEL BED.</p> <p>PROVIDE PERIMETER INSULATION 1 1/2" x 24" WHERE SLAB IS 2'-0" OR LESS BELOW GRADE.</p> <p>FOUNDATION DRAINS AND SUMP PUMP SHALL BE INSTALLED AND LOCATED AT BUILDER'S DISCRETION.</p> <p>STEEL REINFORCING IN SLAB AND FOOTINGS AS DICTATED BY LOCAL CODE OR SITE CONDITIONS.</p> <p>BUILDER TO INSTALL 1/2" DIA. ZINC COATED STEEL ANCHOR BOLTS OR STEEL ANCHOR STRAP 8'-0" o.c. MAX. WITH A MIN. OF 2 FASTENERS PER WALL AND A MAX. 1'-0" FROM END OF EACH SECTION OF FLUTE.</p> <p>PORCH SLAB SHALL BE 4" MINIMUM #3500 AIR ENTRAINED CONC. WITH 6 x 6 x #10 W.W.M.</p> <p>TOP COURSE OF BLOCK SHALL BE SOLID OR FILLED.</p> <p>GARAGE SLABS SHALL BE MIN. 4" CONC., ON COMPACTED OR UNDISTURBED EARTH, MIN. 4" BELOW ADJACENT DOOR SILL HEIGHT.</p> <p>FOUNDATION DRAWING IS NOT PART OF APPROVAL, EXCEPT FOR METHOD OF SUPPORT.</p> <p>FOUNDATION SHALL BE INSTALLED ACCORDING TO SPECIFIC MODEL FOUNDATION PLANS.</p> <p>BUILDER SHALL INSTALL SILL SEALER BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALL.</p> | <p>THE FOLLOWING SPECIFICATIONS DESCRIBE IBS'S ENERGY CONSERVATION PACKAGE IN COMPLIANCE WITH B.O.C.A. NATIONAL ENERGY CODE.</p> <p>CEILING INSULATION MIN. R-30 (STD.) (TOWNHOUSE CEILING INSULATION MIN. R-30 STANDARD) PLANT INSTALLED. EXTERIOR WALLS R-13 INSULATION WITH VAPOR BARRIER. 2-STORY CANTILEVERED FLOOR AREAS - PLANT INSTALLED. BI-LEVEL, SPLIT-LEVEL CANTILEVERED FLOOR AREAS FIELD INSTALLED BY BUILDER. SECOND FLOOR CANTILEVERED RING JOIST OF 2-STORY UNITS R-19 PLANT INSTALLED.</p> <p>FLOOR OF HABITABLE SPACE OVER GARAGE R-19, 6" BATT INSULATION WITH VAPOR BARRIER FIELD INSTALLED BY BUILDER.</p> <p>FLOOR AREAS OF UNCONDITIONED SPACE WITH BASEBOARD ELECTRIC HEAT, R-19 BATT INSULATION FIELD INSTALLED BY BUILDER.</p> <p>EXTERIOR PERIMETER RING JOISTS AREAS SHALL BE INSULATED WITH R-13, J 5/8" BATT INSULATION, FIELD INSTALLED BY BUILDER.</p> <p>FLOOR AREA OVER CRAWL SPACE SHALL BE INSULATED WITH R-19, 6" BATT WITH VAPOR BARRIER FIELD INSTALLED BY BUILDER (H.V.A.C. SYSTEM IS DESIGNED FOR CONDITIONED CRAWL SPACE. IT IS THE BUILDER RESPONSIBILITY TO CONDITION THIS SPACE OR INSULATE THE DUCTWORK PER LOCAL CODE).</p> <p>HEAT SUPPLY DUCTS IN CRAWL SPACE AREA (AS AN ALTERNATIVE TO THE ABOVE) B.O.C.A. REQUIRES 1" FIBERGLASS INSULATION, 3/4 lb. DENSITY, AND VAPOR BARRIER FOR DUCTS - INSULATION FIELD INSTALLED BY BUILDER. CRAWL SPACE AREAS SHALL BE VENTED IN ACCORDANCE WITH LOCAL AND STATE CODES, WHERE SPECIFIED. VENTS ARE SUPPLIED AND INSTALLED BY BUILDER.</p> <p>BASEMENT WALLS ABOVE GRADE AND BELOW GRADE FOR 30" OR TO TOP OF FOOTING, WHICHEVER IS LESS, TO BE INSULATED WITH R-11, 3 1/2" HIGH PERM. 48" WIDE SF25 BATTS OR EQUIVALENT. (REQUIRED IN CONDITIONED BASEMENT AREAS). ALTERNATIVELY, THE BASEMENT FLOOR MAY BE INSULATED WITH R-19, 6" BATT WITH VAPOR BARRIER AND HEAT SUPPLY DUCTS INSULATED AS ABOVE. INSULATION FIELD INSTALLED BY BUILDER.</p> <p>FRAME KNEEWALLS FOR BI-LEVEL AND SPLIT-LEVEL MODELS TO HAVE R-13 INSULATION, FIELD INSTALLED BY BUILDER.</p> <p>NOTE: THE ABOVE INSULATION REQUIREMENTS IDENTIFIED AS FIELD INSTALLED ARE THE BUILDERS RESPONSIBILITY FOR BOTH MATERIAL AND LABOR. EXCEPTIONS: IBS PROVIDES MATERIAL ONLY FOR THE FOLLOWING FIELD REQUIREMENTS: FLOOR CANTILEVERED AREAS, FRAME KNEEWALLS, AND RING JOIST INSULATION OF BI LEVEL AND SPLIT LEVEL MODELS.</p> <p>NOTE: ALL WATER PIPING IN UNCONDITIONED AREAS SHALL BE INSULATED WITH 3/4" PIPE INSULATION FIELD INSTALLED BY THE BUILDER.</p> |

| APPLICABLE STATE BUILDING CODES<br>(SEE CERTIFICATION MANUAL FOR SPECIAL EXCEPTIONS TO LISTED CODES) |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              | DESIGN BASIS:                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                      | CONNECTICUT                                                                                                                                                                                                                                                                                                                            | CITY OF NEWARK, DE.                                                                                                                                                                                                               | NEW CASTLE CO., DE.                                                                                                                                                                        | CITY OF WILMINGTON, DE.                                                                                                                                                                   | MARYLAND                                                                                                                                                                                                                                                                                                                                                  | NEW JERSEY                                                                                                                                                                                                                                                                                                                                                             | PENNSYLVANIA                                                                                                                                                                                                                                 | VIRGINIA                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      | 1989 CT BLDG CODE SUPP.<br>1986 CABO 1&2 FAM. CODE<br>1987 BOCA NAT BLDG CODE<br>w/ CT AMENDMENTS<br>1987 BOCA NAT PLUM CODE<br>w/ CT AMENDMENTS<br>1987 BOCA NAT MECH CODE<br>w/ CT AMENDMENTS<br>1988 LIFE SAFETY CODE<br>1987 NAT ELECTRIC CODE<br>1988 BOCA ACCUM. SUPP.<br>1987 BOCA NAT ENERGY<br>CONS. CODE w/ CT<br>AMENDMENTS | 1984 BOCA NATIONAL<br>BUILDING CODE<br>1984 BOCA NATIONAL<br>PLUMBING CODE<br>1984 BOCA NATIONAL<br>MECHANICAL CODE<br>1984 NATIONAL ELECTRIC<br>CODE<br>1986 CABO 1&2 FAMILY<br>DWELLING CODE w/<br>CITY OF NEWARK<br>AMENDMENTS | 1990 BOCA NAT BLDG CODE<br>w/ NEW CASTLE CO AMEND.<br>1990 BOCA NAT PLUM CODE<br>w/ NEW CASTLE CO AMEND.<br>1990 BOCA NAT MECH CODE<br>w/ NEW CASTLE CO AMEND.<br>1990 NATIONAL ELEC. CODE | 1990 BOCA NAT BLDG CODE<br>w/ CITY OF WILM. AMEND<br>1990 BOCA NAT PLUM CODE<br>w/ CITY OF WILM. AMEND.<br>1990 BOCA NAT MECH CODE<br>w/ CITY OF WILM. AMEND.<br>1990 NATIONAL ELEC. CODE | 1990 BOCA NATIONAL<br>BUILDING CODE<br>1990 BOCA NATIONAL<br>PLUMBING CODE<br>1990 BOCA NATIONAL<br>MECHANICAL CODE<br>1990 NATIONAL ELECTRIC<br>CODE<br>1990 BOCA NAT. ENERGY<br>CONS. CODE<br>MD SAFETY GLAZING LAW<br>1989 CABO 1&2 FAMILY<br>DWELLING CODE                                                                                            | 1993 BOCA NAT BLDG CODE<br>& SUPPLEMENT PER NJAC<br>1993 NAT STD PLUM CODE<br>& SUPPLEMENT PER NJAC<br>FIRE PROTECTION SUBCODE<br>PER NJAC<br>1993 BOCA NAT MECH CODE<br>& SUPPLEMENT PER NJAC<br>BARRIER FREE SUBCODE PER<br>5-23-7 NJAC<br>1993 BOCA NAT ENERGY CON.<br>CODE & NJ EN. SUBCODE<br>1993 NATIONAL ELEC. CODE<br>1992 CABO - 1&2 FAMILY<br>DWELLING CODE | 1993 BOCA NATIONAL<br>BUILDING CODE<br>1993 BOCA NATIONAL<br>PLUMBING CODE<br>1993 BOCA NATIONAL<br>MECHANICAL CODE<br>1993 NATIONAL ELECTRIC<br>CODE<br>PA. ENERGY CODE -<br>PA BULLETIN #16<br>OR<br>1992 CABO 1&2 FAMILY<br>DWELLING CODE | 1990 BOCA NATIONAL<br>BUILDING CODE<br>1990 BOCA NATIONAL<br>PLUMBING CODE<br>1990 BOCA NATIONAL<br>MECHANICAL CODE<br>1990 NATIONAL ELECTRIC<br>CODE<br>1989 CABO 1&2 FAMILY<br>DWELLING CODE w/<br>1990 SUPPLEMENT | ROOF LIVE LOAD.....30 p.s.f.<br>ROOF DEAD LOAD.....10 p.s.f.<br>CEILING DEAD LOAD.....10 p.s.f.<br>1st. FLR. LIVE LOAD.....40 p.s.f.<br>1st. FLR. DEAD LOAD.....10 p.s.f.<br>2nd. FLR. LIVE LOAD.....30 p.s.f.<br>2nd. FLR. DEAD LOAD.....10 p.s.f.<br>WIND LOAD.....20 p.s.f.<br><br>CONSTRUCTION TYPE.....5B<br>USE GROUP.....R3, R4 |
| REV. NO.                                                                                             | DATE                                                                                                                                                                                                                                                                                                                                   | REMARKS                                                                                                                                                                                                                           |                                                                                                                                                                                            |                                                                                                                                                                                           | <div>INTERNATIONAL BUILDING SYSTEMS RESERVES<br/>THE EXCLUSIVE RIGHTS TO ALL DETAILS &amp;<br/>DRAWINGS AS SHOWN ON THIS SHEET. THESE<br/>DETAILS &amp; DRAWINGS ARE PROPRIETARY IN-<br/>FORMATION OF INTERNATIONAL BUILDING SYSTEMS<br/>&amp; UNAUTHORIZED USE MAY BE SUBJECT TO<br/>LITIGATION.</div> <div>INTERNATIONAL<br/>BUILDING<br/>SYSTEMS</div> |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      | 2/1/84                                                                                                                                                                                                                                                                                                                                 | ISSUED                                                                                                                                                                                                                            |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      | 3/9/84                                                                                                                                                                                                                                                                                                                                 | REVISED ROOF LIVE LOAD TO 40 psf L/O 30 psf                                                                                                                                                                                       |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           | MODEL                                                                                                                                                                                                                                                                                                                                                     | TYPICAL FOR ALL MODELS                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           | DRAWING                                                                                                                                                                                                                                                                                                                                                   | COVER SHEET                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           | OPTION DESCRIPTION                                                                                                                                                                                                                                                                                                                                        | SET NO.                                                                                                                                                                                                                                                                                                                                                                | SHEET NO.                                                                                                                                                                                                                                    |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           | SCALE                                                                                                                                                                                                                                                                                                                                                     | DRAWN BY                                                                                                                                                                                                                                                                                                                                                               | R1                                                                                                                                                                                                                                           |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |

INTERNATIONAL BUILDING SYSTEMS RESERVES THE EXCLUSIVE RIGHTS TO ALL DETAILS & DRAWINGS AS SHOWN ON THIS SHEET. THESE DETAILS & DRAWINGS ARE PROPRIETARY INFORMATION OF INTERNATIONAL BUILDING SYSTEMS & UNAUTHORIZED USE MAY BE SUBJECT TO PROSECUTION TO THE FULL EXTENT OF THE LAW.



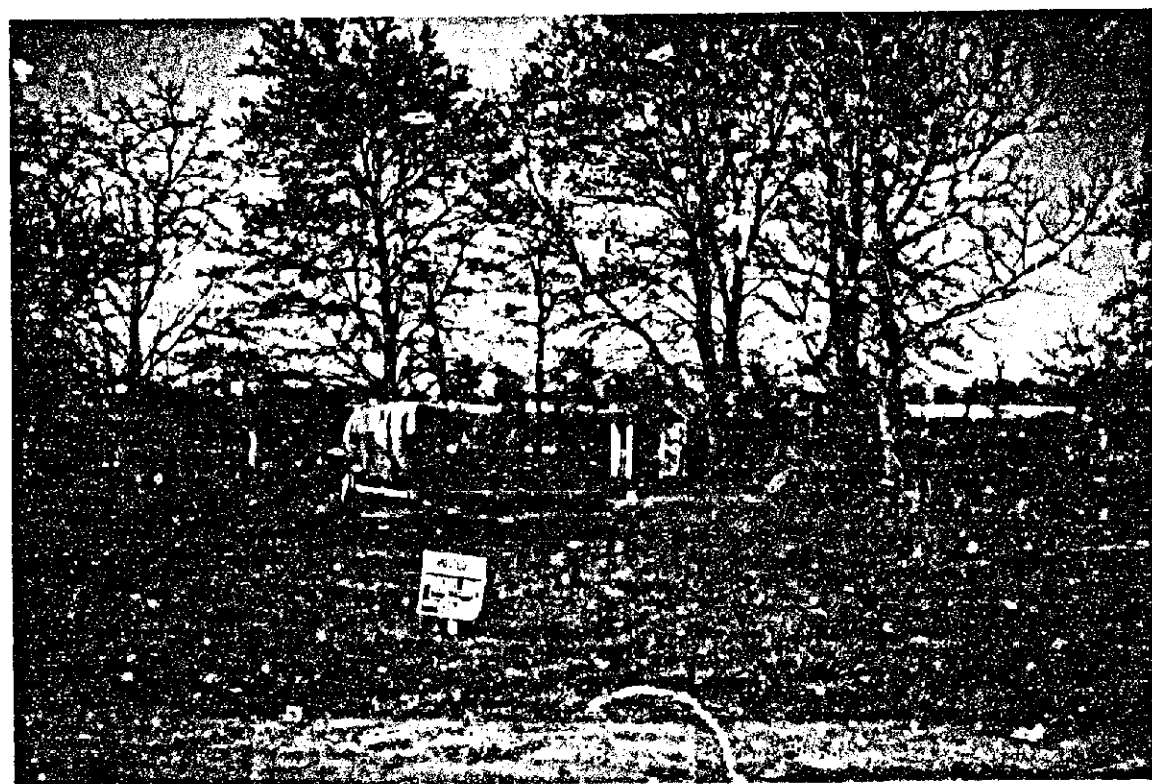
94-482-A



94-482-A



94-482-A



94-482-A



94-482-A



94-482-A



**Plat to accompany Petition for Zoning Variance Special Hearing**

PROPERTY ADDRESS: 3927 Glenhurst Rd

Subdivision name: Glenhurst

plat book # 12 folio # 22 lot # 1A section 1

OWNER: Chen Boddiford Trust purchase Robert B. Long

Edgewater Pl.

EMPTY LOT

Richard H. GELOKSE

NE 1/4 BD

Prop. DWLG. OWNER: Chen Boddiford

Prop. SER.

Prop. MARY SMITH

Prop. EX.

Permit # 87422

94-482-A

North

date: Robert Long

prepared by: Robert Long

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Election District: 15A

Councilmanic District: 5

1" = 200' scale map: SE 22

Zoning: DR-5.5

Lot size: 15 6625 square feet

SEWER: ☒ WATER: ☐

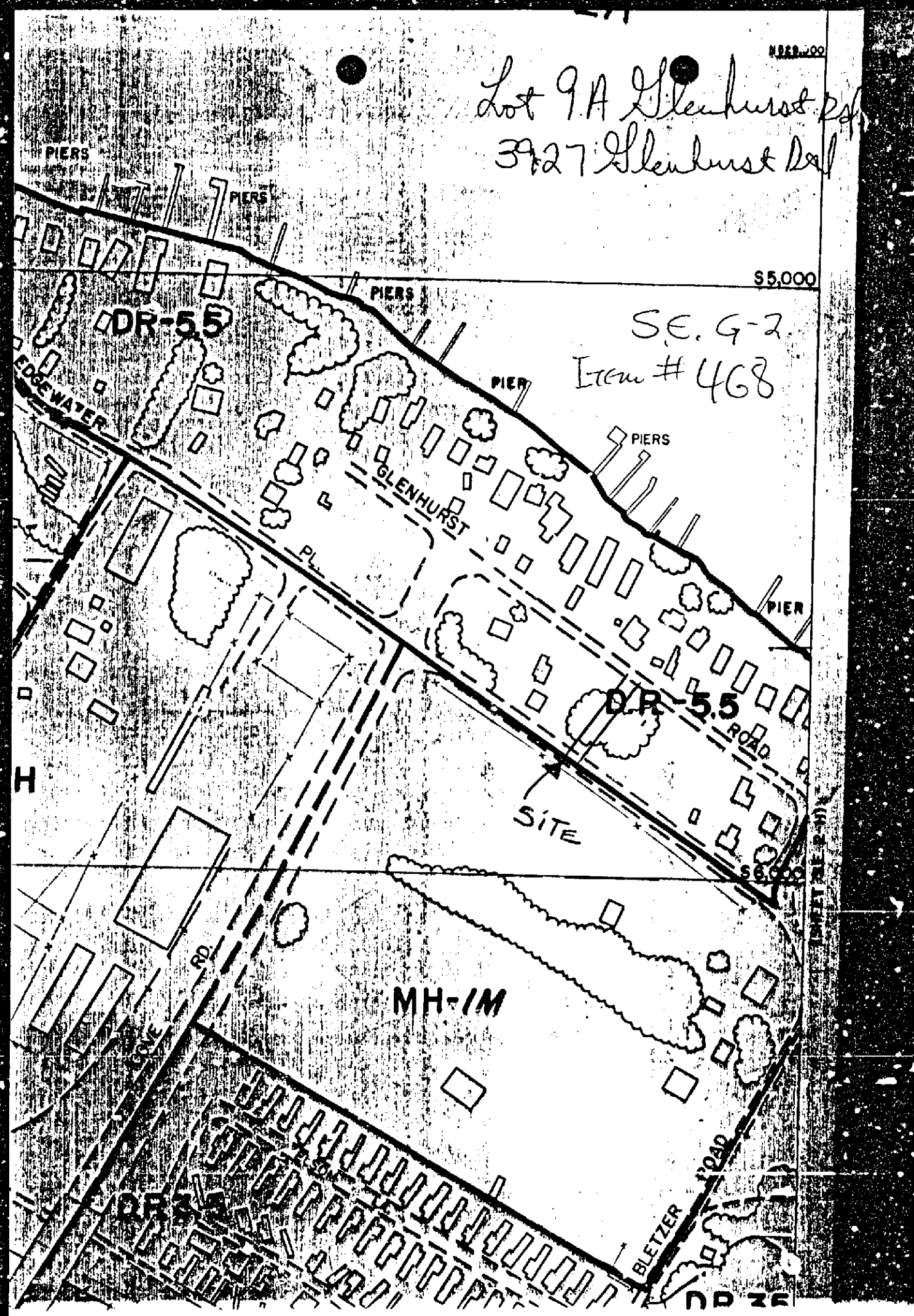
Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

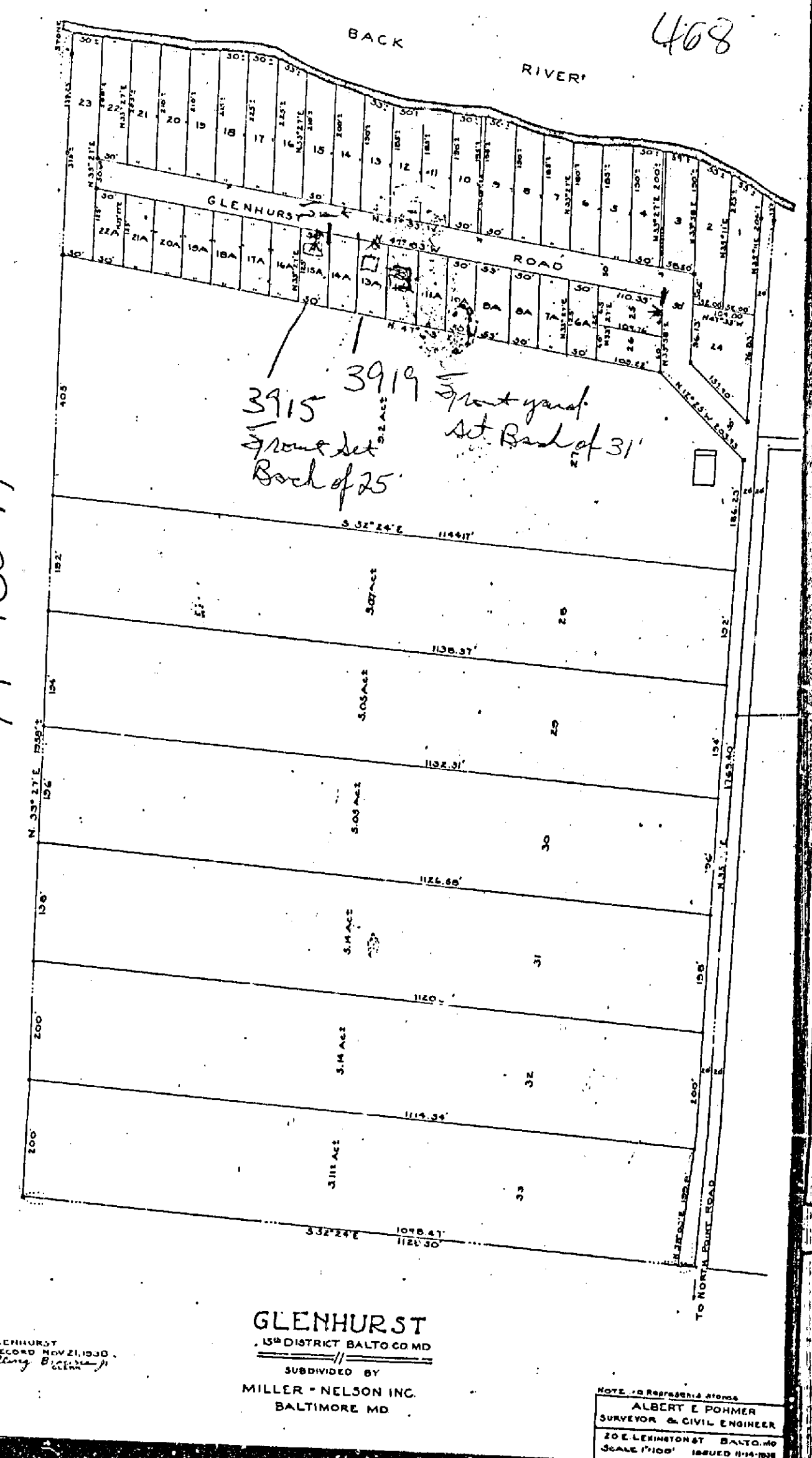
Zoning Office USE ONLY

reviewed by: ITEM # CASE#:

STNA 465



CWB Jr. No. 12.













IN RE: PETITION FOR VARIANCE  
S/S Glenhurst Road, 285' NW of  
the c/l of Bletzer Road  
(3927 Glenhurst Road)  
15th Election District  
7th Councilmanic District  
Clem Boddiford  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-482-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 3927 Glenhurst Road, located in the North Point area of southeastern Baltimore County. The Petition was filed by the owner of the property, Clem Boddiford, and the Contract Purchaser, Robert B. Long. The Petitioners seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 20 feet in lieu of the required average of 29 feet for all improved lots within 200 feet on each side of the subject property, and to permit a lot width of 53 feet in lieu of the required 55 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Robert B. Long, the Contract Purchaser. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .15 acres, or 6,625 sq.ft., more or less, zoned D.R. 5.5 and is presently unimproved. The property is also known as Lot 9 of an older subdivision known as Glenhurst and has a lot width of 53 feet. Testimony indicated that the petitioner has owned the property since 1938 and that he currently resides across the street from this site. Mr. Boddiford has

contracted to sell the property to Mr. Long who seeks to develop the lot with a single family dwelling in accordance with Petitioner's Exhibit 1. However, the property does not meet current lot area or width requirements. Furthermore, this property is located within the Chesapeake Bay Critical Areas near Back River. In fact, nearly half of the rear yard of this property lies within the 25-foot buffer required from non-tidal wetlands. As of a result of these site constraints, the requested variances are necessary in order to proceed with development as proposed.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely effect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures with-

in the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of August, 1994 that the Petition for Variance

seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 20 feet in lieu of the required 29 feet which is the average front yard depth of all improved lots within 200 feet on each side of the subject property, and to permit a lot width of 53 feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated June 13, 1994, attached hereto and made a part hereof.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

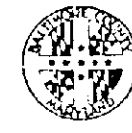
ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 882-4386

August 19, 1994

Mr. Clem Boddiford  
437 Madingley Road  
Linthicum, Maryland 21090

RE: PETITION FOR VARIANCE  
S/S Glenhurst Road, 285' NW of the c/l of Bletzer Road  
(3927 Glenhurst Road)  
15th Election District - 7th Councilmanic District  
Clem Boddiford - Petitioner  
Case No. 94-482-A

Dear Mr. Boddiford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Robert B. Long  
3827 Annadale Road, Baltimore, Md. 21222

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; File



### Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 3927 Glenhurst Road AKA 9A  
which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard depth of 20 feet in lieu of the required 29 feet which is the average front yard depth of all improved lots within 200 feet on each side of the subject property, and to file an undersized lot request. The undersigned hereby certifies that the property is located within the Chesapeake Bay Critical Areas of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

If this variance is not granted it will make this an unbuildable lot, which will cause undue hardships. This variance is required to comply with setback requirements of the Chesapeake Bay Critical Areas. The variance is required to allow a front yard depth of 20 feet in lieu of the required 29 feet which is the average front yard depth of all improved lots within 200 feet on each side of the subject property, and to file an undersized lot request. The undersigned hereby certifies that the property is located within the Chesapeake Bay Critical Areas of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under a penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Owner  
Robert B. Long  
Clem Boddiford

Address  
3827 Annadale Road  
Baltimore, MD 21222

City  
Baltimore, MD 21222

State  
Maryland

Zip Code  
21222

Signature  
Robert B. Long

Address  
3827 Annadale Road

City  
Baltimore, MD

State  
Maryland

Zip Code  
21222

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

### EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR LOT 9-A OF GLENHURST  
Election District 15 Councilmanic District 5

Beginning at a point on the side of (north, south, east or west) which is (number of feet of right-of-way width)

(street on which property fronts) (number of feet of right-of-way width) wide at a distance of (number of feet) (north, south, east or west) of the

centerline of the nearest improved intersecting street (name of street) which is (number of feet of right-of-way width) wide. \*Being Lot # 9-A.

Block \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of Glenhurst as recorded in Baltimore County Plat (name of subdivision)

Book # 12, Folio # 22, containing 6,625 sq. ft. (square feet and acres)

\*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision Description as shown, instead state: "As recorded in Deed Liber \_\_\_\_\_ Folio \_\_\_\_\_ and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15th Date of Posting 6/19/94

Posted for: Variance  
Petitioner: Clem Boddiford & Robert B. Long

Location of property: 3927 Glenhurst Rd, S/S

Location of Sign: Property and sign on property being zoned

Remarks: [Signature]  
Posted by: [Signature] Date of return: 6/23/94

Number of Signs: 1

### CERTIFICATE OF PUBLICATION

TOWSON, MD. June 10, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 9, 1994.

THE JEFFERSONIAN,  
A. Henshaw  
LEGAL AD. - TOWSON

#### NOTICE OF HEARING

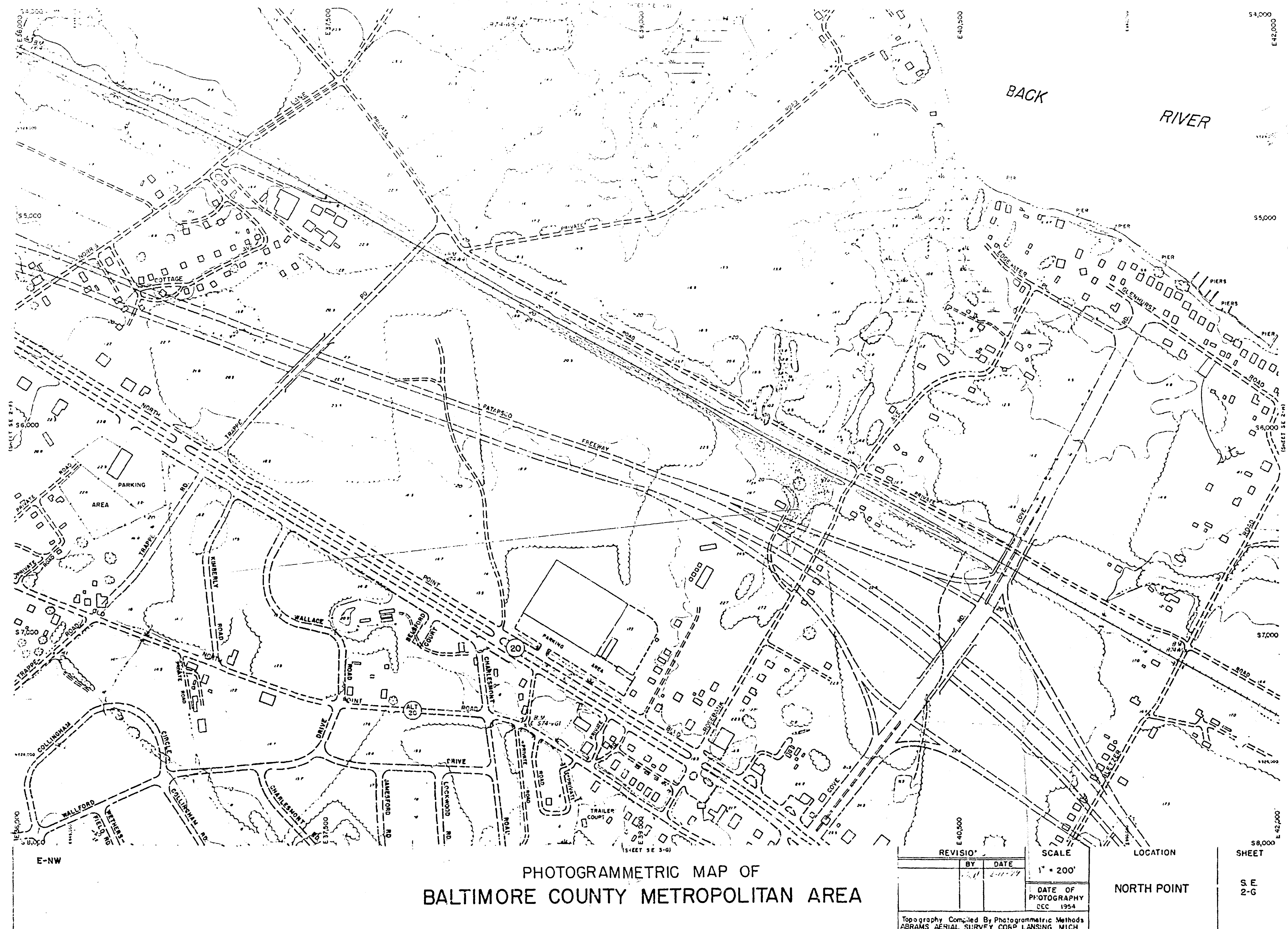
The Zoning Commissioner of Baltimore County, by authority of the Zoning and Planning Commission of Baltimore County will hold a public hearing on the property identified herein in Room 118 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-482-A (Item 488)  
3927 Glenhurst Road  
S/S Glenhurst Road  
285 feet NW of  
of Bletzer Road  
15th Election District  
7th Councilmanic District  
Petitioner(s):  
Clem Boddiford  
Contract Purchaser:  
Robert B. Long  
HEARING: WEDNESDAY,  
JULY 6, 1994 at 11:00 a.m.  
In Rm. 118, Old  
Courthouse

Variance to allow a front yard depth of 20 feet in lieu of the required 29 feet; and to file an undersized lot request for 53 feet in lieu of 55 feet.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County  
NOTES: (Hearings are held in public and are held in closed session, for special accommodations. Please Call 887-3393. (2) For information concerning the filing and/or hearing, please call 887-3391. 9/148 June 9.





94-482-A



| GENERAL NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PLAN NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FOUNDATION NOTES - FIELD:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | INSULATION NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE INTERNATIONAL BUILDING SYSTEMS, INC. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE INTERNATIONAL BUILDING SYSTEMS, INC. IS PROHIBITED.</p> <p>THE THIRD PARTY QUALITY ASSURANCE AGENCY SHALL BE T, R, A.</p> <p>ALL NOTES PERTAINING TO "IN FIELD" ARE DEALER AND/OR BUILDER - ERECTOR OBLIGATIONS.</p> <p>THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. DIMENSION LINES AND NOTES SUPERCEDE ALL SCALED REFERENCES.</p> <p>HUD STRUCTURAL ENGINEERING C/ILLETIN NUMBER 399.</p> <p>INSIGNIA OF APPROVAL MAY BE FOUND IN KITCHEN SINK OR BATH SINK CABINET.</p> | <p>ALL NON - TREATED WOOD SHALL BE A MINIMUM OF 8" ABOVE FINISH GRADE.</p> <p>ALL PARTITIONS SHALL BE 2x4 CONSTRUCTION UNLESS OTHERWISE NOTED.</p> <p>ALL EGRESS WINDOWS SHALL HAVE A MIN. NET CLEAR OPENING OF 5.7 S.F. WITH A MIN. NET OPENING HEIGHT OF 24" AND WIDTH OF 20" AND A MAX. SILL HEIGHT OF 44".</p> <p>SLIDING GLASS DOORS SHALL BE TEMPERED GLASS.</p> <p>MODULES WITH ATTACHED GARAGES SHALL BE COMPLETELY SEPARATED BY MEANS OF 5/8" GYPSUM BOARD APPLIED TO GARAGE SIDE AND EXTENDING TO BOTTOM OF ROOF SHEATHING NAILER. - (U317).</p> <p>MODULES WITH INTEGRAL GARAGES SHALL BE SEPARATED BY TWO - LAYERS OF 5/8" FIRE CODE GYPSUM APPLIED TO GARAGE SIDE OF COMMON WALLS AND 2 - LAYERS APPLIED TO GARAGE CEILING. (TCS406).</p> <p>FIREPLACE CHIMNEY SHALL BE A MINIMUM OF 2'-0" ABOVE RIDGE OF ROOF.</p> <p>ENTRY CLOSET AND BEDROOM CLOSET SHALL HAVE PRE-FINISHED OPEN METAL SHELF. LINEN CLOSET AND PANTRY SHALL RECEIVE 5 SHELVES.</p> <p>ALL MATERIALS FOR STAIR AREAS ARE PROVIDED AND INSTALLED IN FIELD, EXCEPT 2-STORY (1st TO 2nd FLOOR) WHICH IS PLANT INSTALLED, SEE FASTENING SCHEDULE FOR CONNECTIONS.</p> <p>22" x 30" ATTIC ACCESS SHALL BE PROVIDED PER PLAN.</p> <p>RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR 3 RISERS OR MORE IN HEIGHT.</p> <p>FLOOR - WALL FINISHES PER SPECIFICATIONS.</p> <p>BUILDER IS RESPONSIBLE FOR INSTALLATION OF PLUMBING SYSTEM REQUIREMENTS BELOW FIRST FLOOR DECK. INSTALLATION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND APPLICABLE STANDARDS.</p> <p>MINIMUM CLEAR GLASS AREA SHALL BE AT LEAST 8% IN EACH REQUIRED SPACE. MINIMUM CLEAR VENTILATION AREA SHALL BE AT LEAST 4% IN EACH REQUIRED SPACE.</p> | <p>DEALER AND/OR BUILDER IS RESPONSIBLE FOR COMPLETE FOUNDATION INCLUDING ANCHOR BOLTS, WATER-PROOF DRAIN SYSTEM, VAPOR BARRIER, CONCRETE SLAB, COLUMNS, AND SILL PLATES.</p> <p>CONCRETE SLAB AND FOOTING SHALL BE 2500 P.S.I. MIN (5 BAG).</p> <p>MINIMUM SOIL BEARING PRESSURE IS 3000 P.S.F.</p> <p>STEPS OR DEPTH OF FOOTING/FOUNDATION MAY VARY ACCORDING TO SITE CONDITIONS. MAINTAIN MINIMUM FROST COVER AS REQUIRED.</p> <p>BASEMENT FLOOR SLAB SHALL BE MIN. 4" CONCRETE ON 6 M. VAPOR BARRIER OVER 4" GRAVEL BED.</p> <p>PROVIDE PERIMETER INSULATION 1 1/2" x 24" WHERE SLAB IS 2'-0" OR LESS BELOW GRADE.</p> <p>FOUNDATION DRAINS AND SUMP PUMP SHALL BE INSTALLED AND LOCATED AT BUILDER'S DISCRETION.</p> <p>STEEL REINFORCING IN SLAB AND FOOTINGS AS DICTATED BY LOCAL CODE OR SITE CONDITIONS.</p> <p>BUILDER TO INSTALL 1/2" DIA. ZINC COATED STEEL ANCHOR BOLTS OR STEEL ANCHOR STRAP 8'-0" o.c. MAX. WITH A MIN. OF 2 FASTENERS PER WALL AND A MAX. 1'-0" FROM END OF EACH SECTION OF FLUTE.</p> <p>PORCH SLAB SHALL BE 4" MINIMUM #3500 AIR ENTRAINED CONC. WITH 6 x 6 x #10 W.W.M.</p> <p>TOP COURSE OF BLOCK SHALL BE SOLID OR FILLED.</p> <p>GARAGE SLABS SHALL BE MIN. 4" CONC., ON COMPACTED OR UNDISTURBED EARTH, MIN. 4" BELOW ADJACENT DOOR SILL HEIGHT.</p> <p>FOUNDATION DRAWING IS NOT PART OF APPROVAL, EXCEPT FOR METHOD OF SUPPORT.</p> <p>FOUNDATION SHALL BE INSTALLED ACCORDING TO SPECIFIC MODEL FOUNDATION PLANS.</p> <p>BUILDER SHALL INSTALL SILL SEALER BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALL.</p> | <p>THE FOLLOWING SPECIFICATIONS DESCRIBE IBS'S ENERGY CONSERVATION PACKAGE IN COMPLIANCE WITH B.O.C.A. NATIONAL ENERGY CODE.</p> <p>CEILING INSULATION MIN. R-30 (STD.) (TOWNHOUSE CEILING INSULATION MIN. R-30 STANDARD) PLANT INSTALLED. EXTERIOR WALLS R-13 INSULATION WITH VAPOR BARRIER. 2-STORY CANTILEVERED FLOOR AREAS - PLANT INSTALLED. BI-LEVEL, SPLIT-LEVEL CANTILEVERED FLOOR AREAS FIELD INSTALLED BY BUILDER. SECOND FLOOR CANTILEVERED RING JOIST OF 2-STORY UNITS R-19 PLANT INSTALLED.</p> <p>FLOOR OF HABITABLE SPACE OVER GARAGE R-19, 6" BATT INSULATION WITH VAPOR BARRIER FIELD INSTALLED BY BUILDER.</p> <p>FLOOR AREAS OF UNCONDITIONED SPACE WITH BASEBOARD ELECTRIC HEAT, R-19 BATT INSULATION FIELD INSTALLED BY BUILDER.</p> <p>EXTERIOR PERIMETER RING JOISTS AREAS SHALL BE INSULATED WITH R-13, J 5/8" BATT INSULATION, FIELD INSTALLED BY BUILDER.</p> <p>FLOOR AREA OVER CRAWL SPACE SHALL BE INSULATED WITH R-19, 6" BATT WITH VAPOR BARRIER FIELD INSTALLED BY BUILDER (H.V.A.C. SYSTEM IS DESIGNED FOR CONDITIONED CRAWL SPACE. IT IS THE BUILDER RESPONSIBILITY TO CONDITION THIS SPACE OR INSULATE THE DUCTWORK PER LOCAL CODE).</p> <p>HEAT SUPPLY DUCTS IN CRAWL SPACE AREA (AS AN ALTERNATIVE TO THE ABOVE) B.O.C.A. REQUIRES 1" FIBERGLASS INSULATION, 3/4 lb. DENSITY, AND VAPOR BARRIER FOR DUCTS - INSULATION FIELD INSTALLED BY BUILDER. CRAWL SPACE AREAS SHALL BE VENTED IN ACCORDANCE WITH LOCAL AND STATE CODES, WHERE SPECIFIED. VENTS ARE SUPPLIED AND INSTALLED BY BUILDER.</p> <p>BASEMENT WALLS ABOVE GRADE AND BELOW GRADE FOR 30" OR TO TOP OF FOOTING, WHICHEVER IS LESS, TO BE INSULATED WITH R-11, 3 1/2" HIGH PERM. 48" WIDE SF25 BATTS OR EQUIVALENT. (REQUIRED IN CONDITIONED BASEMENT AREAS). ALTERNATIVELY, THE BASEMENT FLOOR MAY BE INSULATED WITH R-19, 6" BATT WITH VAPOR BARRIER AND HEAT SUPPLY DUCTS INSULATED AS ABOVE. INSULATION FIELD INSTALLED BY BUILDER.</p> <p>FRAME KNEEWALLS FOR BI-LEVEL AND SPLIT-LEVEL MODELS TO HAVE R-13 INSULATION, FIELD INSTALLED BY BUILDER.</p> <p>NOTE: THE ABOVE INSULATION REQUIREMENTS IDENTIFIED AS FIELD INSTALLED ARE THE BUILDERS RESPONSIBILITY FOR BOTH MATERIAL AND LABOR. EXCEPTIONS: IBS PROVIDES MATERIAL ONLY FOR THE FOLLOWING FIELD REQUIREMENTS: FLOOR CANTILEVERED AREAS, FRAME KNEEWALLS, AND RING JOIST INSULATION OF BI LEVEL AND SPLIT LEVEL MODELS.</p> <p>NOTE: ALL WATER PIPING IN UNCONDITIONED AREAS SHALL BE INSULATED WITH 3/4" PIPE INSULATION FIELD INSTALLED BY THE BUILDER.</p> |

| APPLICABLE STATE BUILDING CODES<br>(SEE CERTIFICATION MANUAL FOR SPECIAL EXCEPTIONS TO LISTED CODES) |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              | DESIGN BASIS:                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                        |                        |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
|                                                                                                      | CONNECTICUT                                                                                                                                                                                                                                                                                                                            | CITY OF NEWARK, DE.                                                                                                                                                                                                               | NEW CASTLE CO., DE.                                                                                                                                                                        | CITY OF WILMINGTON, DE.                                                                                                                                                                   | MARYLAND                                                                                                                                                                                                                                                                                                                                                  | NEW JERSEY                                                                                                                                                                                                                                                                                                                                                              | PENNSYLVANIA                                                                                                                                                                                                                                 | VIRGINIA                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                        |                        |
|                                                                                                      | 1989 CT BLDG CODE SUPP.<br>1986 CABO 1&2 FAM. CODE<br>1987 BOCA NAT BLDG CODE<br>w/ CT AMENDMENTS<br>1987 BOCA NAT PLUM CODE<br>w/ CT AMENDMENTS<br>1987 BOCA NAT MECH CODE<br>w/ CT AMENDMENTS<br>1988 LIFE SAFETY CODE<br>1987 NAT ELECTRIC CODE<br>1988 BOCA ACCUM. SUPP.<br>1987 BOCA NAT ENERGY<br>CONS. CODE w/ CT<br>AMENDMENTS | 1984 BOCA NATIONAL<br>BUILDING CODE<br>1984 BOCA NATIONAL<br>PLUMBING CODE<br>1984 BOCA NATIONAL<br>MECHANICAL CODE<br>1984 NATIONAL ELECTRIC<br>CODE<br>1986 CABO 1&2 FAMILY<br>DWELLING CODE w/<br>CITY OF NEWARK<br>AMENDMENTS | 1990 BOCA NAT BLDG CODE<br>w/ NEW CASTLE CO AMEND.<br>1990 BOCA NAT PLUM CODE<br>w/ NEW CASTLE CO AMEND.<br>1990 BOCA NAT MECH CODE<br>w/ NEW CASTLE CO AMEND.<br>1990 NATIONAL ELEC. CODE | 1990 BOCA NAT BLDG CODE<br>w/ CITY OF WILM. AMEND<br>1990 BOCA NAT PLUM CODE<br>w/ CITY OF WILM. AMEND.<br>1990 BOCA NAT MECH CODE<br>w/ CITY OF WILM. AMEND.<br>1990 NATIONAL ELEC. CODE | 1990 BOCA NATIONAL<br>BUILDING CODE<br>1990 BOCA NATIONAL<br>PLUMBING CODE<br>1990 BOCA NATIONAL<br>MECHANICAL CODE<br>1990 NATIONAL ELECTRIC<br>CODE<br>1990 BOCA NAT. ENERGY<br>CONS. CODE<br>MD SAFETY GLAZING LAW<br>1989 CABO 1&2 FAMILY<br>DWELLING CODE                                                                                            | 1993 BOCA NAT BLDG CODE<br>& SUPPLEMENT PER NJAC<br>1993 NAT STD PLUM CODE<br>& SUPPLEMENT PER NJAC<br>FIRE PROTECTION SUBCODE<br>PER NJAC.<br>1993 BOCA NAT MECH CODE<br>& SUPPLEMENT PER NJAC<br>BARRIER FREE SUBCODE PER<br>5-23-7 NJAC<br>1993 BOCA NAT ENERGY CON.<br>CODE & NJ EN. SUBCODE<br>1993 NATIONAL ELEC. CODE<br>1992 CABO - 1&2 FAMILY<br>DWELLING CODE | 1993 BOCA NATIONAL<br>BUILDING CODE<br>1993 BOCA NATIONAL<br>PLUMBING CODE<br>1993 BOCA NATIONAL<br>MECHANICAL CODE<br>1993 NATIONAL ELECTRIC<br>CODE<br>PA. ENERGY CODE -<br>PA BULLETIN #16<br>OR<br>1992 CABO 1&2 FAMILY<br>DWELLING CODE | 1990 BOCA NATIONAL<br>BUILDING CODE<br>1990 BOCA NATIONAL<br>PLUMBING CODE<br>1990 BOCA NATIONAL<br>MECHANICAL CODE<br>1990 NATIONAL ELECTRIC<br>CODE<br>1989 CABO 1&2 FAMILY<br>DWELLING CODE w/<br>1990 SUPPLEMENT | ROOF LIVE LOAD.....30 p.s.f.<br>ROOF DEAD LOAD.....10 p.s.f.<br>CEILING DEAD LOAD.....10 p.s.f.<br>1st. FLR. LIVE LOAD.....40 p.s.f.<br>1st. FLR. DEAD LOAD.....10 p.s.f.<br>2nd. FLR. LIVE LOAD.....30 p.s.f.<br>2nd. FLR. DEAD LOAD.....10 p.s.f.<br>WIND LOAD.....20 p.s.f.<br><br>CONSTRUCTION TYPE.....5B<br>USE GROUP.....R3, R4 |                        |
| REV. NO.                                                                                             | DATE                                                                                                                                                                                                                                                                                                                                   | REMARKS                                                                                                                                                                                                                           |                                                                                                                                                                                            |                                                                                                                                                                                           | <div>INTERNATIONAL BUILDING SYSTEMS RESERVES<br/>THE EXCLUSIVE RIGHTS TO ALL DETAILS &amp;<br/>DRAWINGS AS SHOWN ON THIS SHEET. THESE<br/>DETAILS &amp; DRAWINGS ARE PROPRIETARY IN-<br/>FORMATION OF INTERNATIONAL BUILDING SYSTEMS<br/>&amp; UNAUTHORIZED USE MAY BE SUBJECT TO<br/>LITIGATION.</div> <div>INTERNATIONAL<br/>BUILDING<br/>SYSTEMS</div> |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        | MODEL                  |
|                                                                                                      | 2/1/84                                                                                                                                                                                                                                                                                                                                 | ISSUED                                                                                                                                                                                                                            |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        | TYPICAL FOR ALL MODELS |
|                                                                                                      | 3/9/84                                                                                                                                                                                                                                                                                                                                 | REVISED ROOF LIVE LOAD TO 40 psf L/O 30 psf                                                                                                                                                                                       |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        | DRAWING                |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        | COVER SHEET            |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        | OPTION DESCRIPTION     |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           | SET NO.                                                                                                                                                                                                                                                                                                                                                   | SHEET NO.                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                              |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                        |
|                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                                                                                                                           | SCALE                                                                                                                                                                                                                                                                                                                                                     | DRAWN BY                                                                                                                                                                                                                                                                                                                                                                | R1                                                                                                                                                                                                                                           |                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                        |                        |

INTERNATIONAL BUILDING SYSTEMS RESERVES THE EXCLUSIVE RIGHTS TO ALL DETAILS & DRAWINGS AS SHOWN ON THIS SHEET. THESE DETAILS & DRAWINGS ARE PROPRIETARY INFORMATION OF INTERNATIONAL BUILDING SYSTEMS & UNAUTHORIZED USE MAY BE SUBJECT TO PROSECUTION TO THE FULL EXTENT OF THE LAW.



94-482-A



94-482-A



94-482-A



94-482-A



94-482-A



94-482-A



**Plat to accompany Petition for Zoning Variance Special Hearing**

PROPERTY ADDRESS: 3927 Glenhurst Rd

Subdivision name: Glenhurst

plat book # 12, folio # 22, lot # 1A, section 1

OWNER: Chem. Boddiford Trust purchase Robert B. Long

Edgewater Pl.

EMPTY LOT

Richard H. GELOKSE

NE 1/4 BD

Prop. DWLG. OWNER GLEN BODDIFORD

Prop. SER.

Prop. MARY SMITH

Prop. EX.

Permit # 874222

94-482-A

North

date: Robert Long

prepared by: Robert Long

Scale of Drawing: 1" = 30'

**LOCATION INFORMATION**

Election District: 15A

Councilmanic District: 5

1" = 200' scale map: SE 22

Zoning: DR-5.5

Lot size: 15 6625' square feet

SEWER: ☒ WATER: ☐

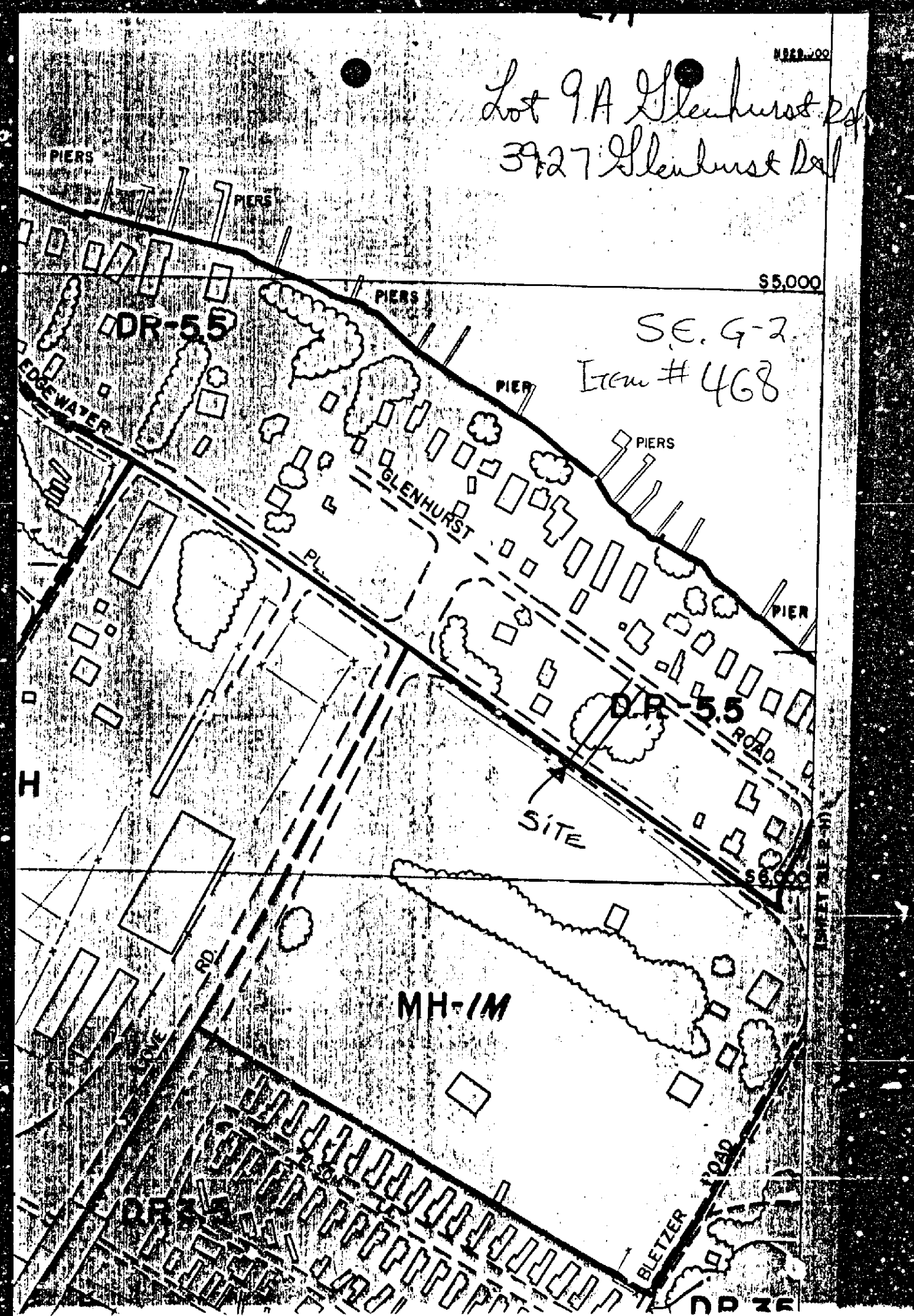
Chesapeake Bay Critical Area: ☐

Prior Zoning Hearings: NONE

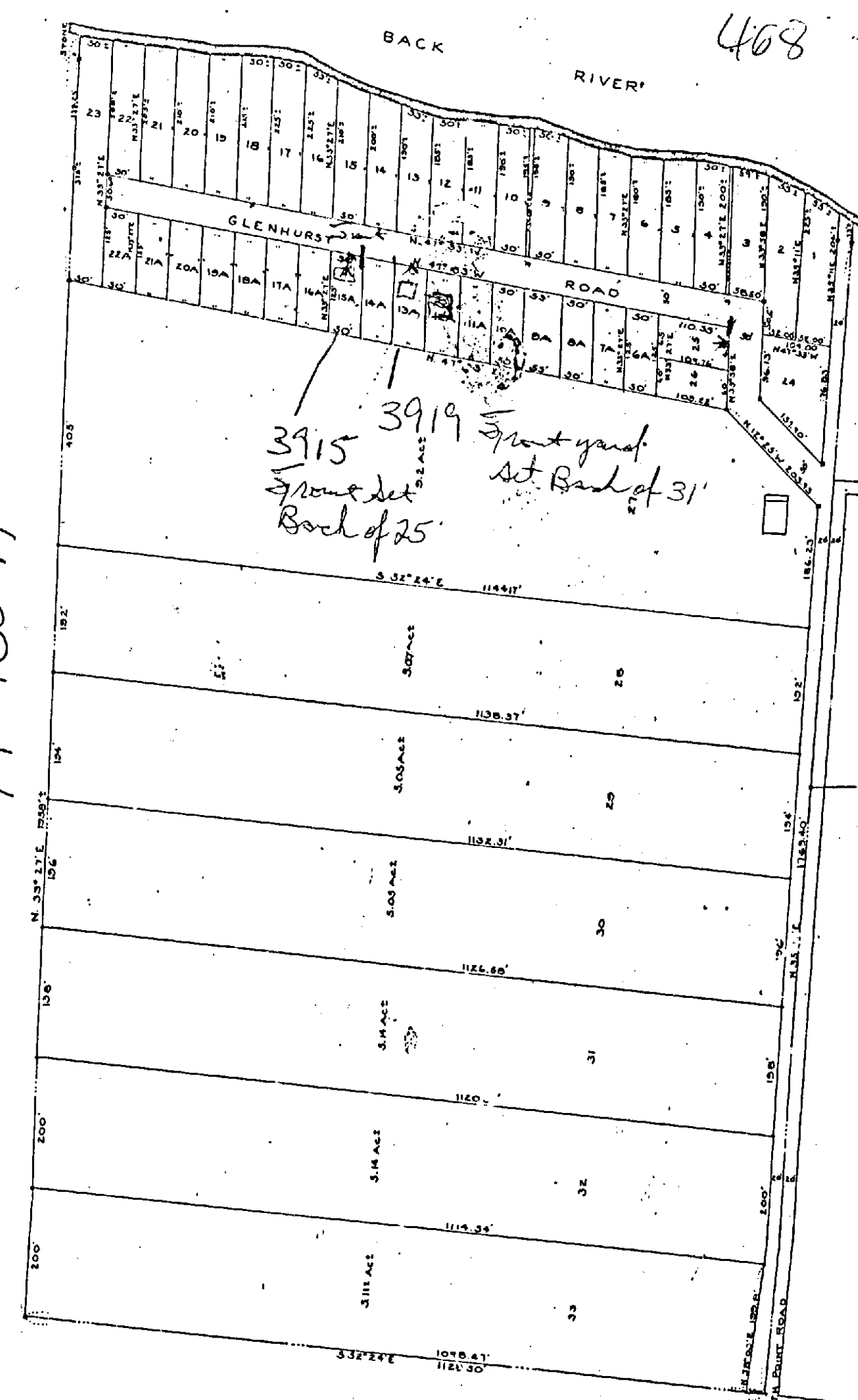
**Zoning Office USE ONLY**

reviewed by: ITEM # CASE#

STNA 465



CWB, Jr. No. 12.



GLENHURST

15th DISTRICT BALTO CO MD

SUBMITTED BY

MILLER & NELSON INC.

BALTIMORE, MD



Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21286-5500 (410) 887-4500

DATE: 06/06/94

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP 1105

RE: Property Owner:  
LOCATION: SEE BELOW

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 458, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

CC: File

Printed with Soybean Ink  
on Recycled Paper

RECEIVED  
JUN 6 1994  
ZADM

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 13, 1994

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, Jr.  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #468 - Boddiford  
3927 Glenhurst Road  
Zoning Advisory Committee Meeting of June 6, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Development of the property must comply with Chesapeake Bay Critical Area Regulations. Wetland delineation and 25' buffer are being contested and may be revised. Movement of house will take it out of a non-tidal wetland buffer.

JLP:SA:sp  
BODDIFORD/DEPRM/TXTSOP

RE: PETITION FOR VARIANCE  
3927 Glenhurst Road, S/S Glenhurst  
Rd., 285' NW of c/l Betten Rd. 15th  
Election Dist., 7th Councilmanic

BEFORE THE  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY  
CASE NO.: 94-482-A

Clem Boddiford  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Robert B. Long, 3827 Annadale Road, Baltimore, MD 21222, representative for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Baltimore County Government  
Department of Environmental Protection  
and Resource Management

401 Bosley Avenue  
Towson, MD 21204 (410) 887-3733

94-482-A  
May 5, 1994

Mr. Robert Long  
c/o O'Connor Piper and Flynn  
1553 Merritt Boulevard  
Baltimore, Maryland 21222

Reference: L.t. 9 A Glenhurst  
Preliminary Assessment

Dear Mr. Long:

An Environmental Impact Review of the above referenced property, which is located in a Limited Development Area of the Chesapeake Bay Critical Area, has been initiated and the following comments are made:

1. a. Show and label the 25 foot non-tidal wetland buffer which has been drawn on your plan. Relocate construction out of the buffer.  
b. Add a note to indicate that there can be no clearing, grading, construction, or disturbance of vegetation in the tidal buffer except as permitted by Baltimore County DEPRM.
2. Show all existing trees and shrubs and indicate any vegetation proposed for removal. Indicate trees to be credited towards planting requirements. (See also No. 6.)
3. Show all existing structures and all other impervious surfaces, e.g. driveway, sidewalks, patio. Show any impervious surfaces to be removed.
4. Add a note to indicate that "There is a 25% limit on impervious surfaces." Lot area appears to be 6,625 square feet. Therefore the impervious surface limit is approximately 1,656 square feet.
5. Show proposed driveway location, dimensions and construction materials. Indicate "No. 2 stone on approved filter fabric per DEPRM detail" if a porous driveway recommended by this office is to be utilized to minimize impervious surfaces. (detail enclosed)
6. Indicate that 4 large native trees 1-1.5" caliper and 2 small trees ball and burlap or 2 gallon container size will be planted in and around the buffer to provide a 15% forest cover and to manage stormwater. A native species list is enclosed.
7. Show the limit of disturbance.

468

Printed on a Soybean Ink  
on Recycled Paper

Mr. Robert Long  
May 5, 1994  
Page 2

94-482-A

8. Indicate existing and proposed grade elevations. Runoff may not be increased to adjacent properties. Excavated material must be taken off site. Indicate location and show direction for swales.

Submit 7 copies of your revised plan to Permits and Licenses. You may fax a copy for a pre-review (Fax No. 887-4804) or set up a meeting to expedite the review process. If you have any questions contact me at 887-3226.

Very truly yours,  
Stephen B. Armiger  
Natural Resource Specialist  
Inspection and Enforcement

SBA/als  
Enclosure  
cc: Colleen Kelly  
Roy List

468

INTER-OFFICE CORRESPONDENCE  
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning  
Attn: Ervin McDaniel  
County Courts Bldg, Rm 406  
401 Bosley Av  
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undersized Lots  
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Robert Long 3827 Annadale Rd, Balto, Md. 21222 (410) 388-1974

Lot Address: Lot 9A Glenhurst Election District: Council District: 15 Square Feet: 6625 Sq. Ft.

Lot Location: W 15 W side / corner of Glenhurst Rd. (Intersection of S S Street and S Street)

Lead Owner: Clem Boddiford Tax Account Number: 15-02-570341945

Address: 437 Madingley Rd. Telephone Number: 859-1371  
Linthicum, MD 21090

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

|                                                                                                                      | PROVIDED | YES | NO |
|----------------------------------------------------------------------------------------------------------------------|----------|-----|----|
| 1. This Recommendation Form (2 copies)                                                                               |          |     |    |
| 2. Permit Application                                                                                                |          |     |    |
| 3. Site Plan<br>Property (2 copies)<br>Topo Map (submitted to the site C.A.R.) (2 copies)<br>(Submit with site plan) |          |     |    |
| 4. Building Elevation Drawings                                                                                       |          |     |    |
| 5. Photographs (Green held all photos clear)<br>Adjacent Buildings<br>Surrounding Neighborhood                       |          |     |    |

Residential Processing Fee Paid  
Codes 020 & 000 (\$35)  
Accepted by: ZADM  
Date:

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATIONS/COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_  
For the Director, Office of Planning and Zoning

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING  
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by \_\_\_\_\_ on \_\_\_\_\_ Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

\*SUGGESTED POSTING DATE \_\_\_\_\_ D (15 Days Before C)  
DATE POSTED \_\_\_\_\_  
HEARING REQUESTED-YES \_\_\_\_\_ NO \_\_\_\_\_ DATE \_\_\_\_\_  
CLOSING DAY (LAST DAY FOR HEARING DEMAND) \_\_\_\_\_ C (B-3 Work Days)  
TENTATIVE DECISION DATE \_\_\_\_\_ B (A + 30 Days)  
\*Usually within 15 days of filing

CERTIFICATE OF POSTING

District 15  
Location of property: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Signature \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

CK/UNDER LOT (TXTSOPH)

FRONT ELEVATION  
1/4" = 1'-0"

ROOF VENT (TYP.)  
SIDING (TYP.)  
SHUTTERS (TYP.)  
VENTED SOFFIT  
12" O.K. (TYP.)  
O.C. SIDING CORNER  
PEDIMENT HEAD AND PLASTER  
SUPPLIED BY IRS AND FIELD  
INSTALLED BY BUILDER.

DATE 10/12/90  
10/14/94  
ISSUED  
UPDATE 94 SPEC.

468



**receipt**

Item Number: 468  
Planner: JRA  
Date Filed: 5-27-94

Account: H-001 6150  
Number: 468

Date: 5-27-94  
From: 94-482-A  
To: 94-482-A

94-482-A

Please Make Checks Payable To: Baltimore County Government

**PETITION PROCESSING FLAG**

94-482-A

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney ☒

The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plats (need 12, only 1 submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ RCZR section information and/or wording
- ☐ Hardship/practical difficulty information
- ☒ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
- ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Notary Public's section is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TEXTSOPH)  
11/17/93

TO: PUPUNET PUBLISHING COMPANY  
July 9, 1994 Issue - Jeffersonian

Please forward billing to:  
Robert B. Long  
3877 Annapolis Road  
Baltimore, Maryland 21222  
386-1974

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-482-A (Item 468)  
3927 Glenhurst Road  
S/S Glenhurst Road, 285 feet NW of c/l Betton Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Clem Boddiford  
Contract Purchaser: Robert B. Long  
HEARING: WEDNESDAY, JULY 6, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to allow a front yard depth of 20 feet in lieu of the required 29 feet; and to file an undersized lot request for 53 feet in lieu of 55 feet.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

*Called Petitioner  
re pub. issue - should  
be done - they realized  
error and plan ad on  
June 9*

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

JUN 03 1994

(410) 887-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-482-A (Item 468)  
3927 Glenhurst Road  
S/S Glenhurst Road, 285 feet NW of c/l Betton Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Clem Boddiford  
Contract Purchaser: Robert B. Long  
HEARING: WEDNESDAY, JULY 6, 1994 at 11:00 a.m. in Rm. 118 Old Courthouse

Variance to allow a front yard depth of 20 feet in lieu of the required 29 feet; and to file an undersized lot request for 53 feet in lieu of 55 feet.

*Clem Boddiford*  
Arnold Jablon  
Director

cc: Clem Boddiford  
Robert B. Long

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 24, 1994

Mr. Clem Boddiford  
437 Madingley Road  
Linthicum, Maryland 21090

RE: Case No. 94-482-A, Item No. 468  
Petition for Variance  
Petitioner: Clem Boddiford, et al.

Dear Mr. Boddiford:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 27, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: June 13, 1994  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section *RWB*

RE: Zoning Advisory Committee Meeting  
for June 13, 1994  
Item No. 468

The Developers Engineering Section has reviewed the subject zoning item. Show the ultimate 50-foot rights-of-way for Glenhurst Road and Edgewater Place on the plan. In accordance with Bill No. 18-80, Section 28-276 dredging, filling or construction in any wetland is prohibited.

RWB:sw

Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

6-7-94

Ms. Charlotte Minton  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 468 (JRA)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
DAVID M. RANNEY, ACTING CHIEF  
John Contestabile, Chief  
Engineering Access Permits  
Division

BS/

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

**BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE**

TO: Arnold Jablon, Director DATE: June 14, 1994  
Zoning Administration and  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 448, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*  
Division Chief: *Carol Kears*

PK/JL:lw

ZAC 448/PZONE/ZAC1



IN RE: PETITION FOR VARIANCE  
S/S Glenhurst Road, 285' NW of  
the c/l of Bletzer Road  
(3927 Glenhurst Road)  
15th Election District  
7th Councilmanic District  
Clem Boddiford  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 94-482-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 3927 Glenhurst Road, located in the North Point area of southeastern Baltimore County. The Petition was filed by the owner of the property, Clem Boddiford, and the Contract Purchaser, Robert B. Long. The Petitioners seek relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 20 feet in lieu of the required average of 29 feet for all improved lots within 200 feet on each side of the subject property, and to permit a lot width of 53 feet in lieu of the required 55 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the plan submitted with the Petition filed and marked as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Robert B. Long, the Contract Purchaser. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .15 acres, or 6,625 sq.ft., more or less, zoned D.R. 5.5 and is presently unimproved. The property is also known as Lot 9 of an older subdivision known as Glenhurst and has a lot width of 53 feet. Testimony indicated that the petitioner has owned the property since 1938 and that he currently resides across the street from this site. Mr. Boddiford has

contracted to sell the property to Mr. Long who seeks to develop the lot with a single family dwelling in accordance with Petitioner's Exhibit 1. However, the property does not meet current lot area or width requirements. Furthermore, this property is located within the Chesapeake Bay Critical Areas near Back River. In fact, nearly half of the rear yard of this property lies within the 25-foot buffer required from non-tidal wetlands. As of a result of these site constraints, the requested variances are necessary in order to proceed with development as proposed.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely effect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures with-

in the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of August, 1994 that the Petition for Variance

seeking relief from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard depth of 20 feet in lieu of the required 29 feet which is the average front yard depth of all improved lots within 200 feet on each side of the subject property, and to permit a lot width of 53 feet in lieu of the required 55 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto and made a part hereof.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated June 13, 1994, attached hereto and made a part hereof.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

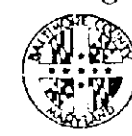
ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 8/19/94  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 882-4386

August 19, 1994

Mr. Clem Boddiford  
437 Madingley Road  
Linthicum, Maryland 21090

RE: PETITION FOR VARIANCE  
S/S Glenhurst Road, 285' NW of the c/l of Bletzer Road  
(3927 Glenhurst Road)  
15th Election District - 7th Councilmanic District  
Clem Boddiford - Petitioner  
Case No. 94-482-A

Dear Mr. Boddiford:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Robert B. Long  
3827 Annadale Road, Baltimore, Md. 21222

Chesapeake Bay Critical Areas Commission  
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

DEPRM; People's Counsel; File



### Petition for Variance to the Zoning Commissioner of Baltimore County

for the property located at 3927 Glenhurst Road AKA 9A  
which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard depth of 20 feet in lieu of the required 29 feet which is the average front yard depth of all improved lots within 200 feet on each side of the subject property, and to file an undersized lot request. The subject property is located within the Chesapeake Bay Critical Areas near Back River. In fact, nearly half of the rear yard of this property lies within the 25-foot buffer required from non-tidal wetlands. As of a result of these site constraints, the requested variances are necessary in order to proceed with development as proposed.

If this variance is not granted it will make this an unbuildable lot, which will cause undue hardships.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner

Robert B. Long

Signature

Address

3827 Annadale Road

City

BALTIMORE, MD 21222

State

Zipcode

Attorney for Petitioner:

NONE

(Type or Print Name)

Signature

Address

437 Madingley Road

City

Linthicum, MD 21090

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State

Zipcode

Phone No.

388-1974

City

State